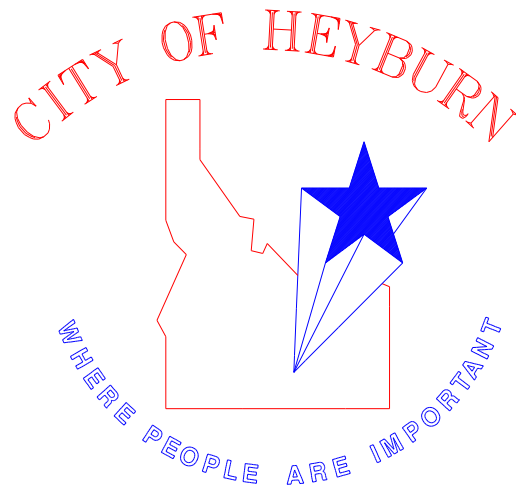


# **CITY OF HEYBURN**

## **Comprehensive Plan**

**ADOPTED April 9, 2009**



**PREPARED BY:  
MOON & ASSOCIATES, INC.**

**UPDATED BY:  
TERI OTTENS, PLANNER**

## **Acknowledgements**

Heyburn's 2009 Comprehensive Plan Update was prepared in cooperation with members of the Heyburn Planning and Zoning Committee, and the citizens of Heyburn.

### **Heyburn Economic Development Committee**

#### **2001**

Ralph Buttars, Chairperson  
Rocky Baker  
Mike Brown  
Nick Cozakos  
Mike Haskin  
Marta Moyle  
Celia Spaulding

Dee Ray Bailey  
Darlene Buerkle  
Dale Cantrell  
Roger Denker  
Flossie Kay  
Derald Schafer

### **Heyburn Citizen Committee Members**

#### **2008**

Roy Belnap  
Joey Bryant  
Aaron Draper  
Tim Hurst  
Doug Newton  
Ryan Phipps  
John Walsh

Mike Brown  
Amy Despain  
Chris Draper  
Bob Moore  
Maureen Newton  
Celia Spaulding

### **Heyburn Planning and Zoning Committee**

#### **2001**

Leann Smith, Chairperson  
Donna Meade  
Garth Shaw

Ralph Buttars  
Norma Morrison

#### **2008**

Donna Meade, Chair  
Norma Morrison  
Loren West

Garth Shaw  
Brett Thomas

### **Heyburn City Council**

#### **2008**

Mayor: George A. Anderson  
Cleo Gallegos, Council  
Leann Smith, Council

Dee Ray Bailey, Council President  
Rocky Baker, Council

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## **Introduction**

In the fall of 1994 the City of Heyburn organized a group of volunteers forming the Heyburn Economic Development Committee. The task of the Committee was to address criteria, established by the Idaho Department of Commerce, for becoming a Gem Community. Part of the criteria included receiving input from the public. The committee's vision statement summarizes the findings.

### **Vision**

Heyburn will improve the quality of life for its citizens by revitalizing its public image through enforcing present ordinances and initiating community involvement,  
supporting higher quality housing development,  
maintaining its high standard of public services  
and planning to accommodate future residential,  
commercial and industrial growth.

The City of Heyburn updated the 1995 Comprehensive Plan in response to numerous developmental issues. Some of the issues included the annexation of key commercial properties along Interstate 84, the need for better access to and through the City and increasing recreational opportunities. The City Planning and Zoning Committee was concerned about development in recently annexed land and the impact area. In 2008, the City Council called for another update to the 2001 Comprehensive Plan, again due to changing conditions within the City and beyond. A group of citizens met over several months to, in particular, review the goals and policies of the plan and update these to reflect current trends and practices.

### **Comprehensive Planning**

The Idaho Local Planning Act, Section 67-6501, Idaho Code was enacted in 1975. The purpose of this Act shall be to promote the health, safety, and general welfare of the people of the state of Idaho as follows:

- a. To protect rights and enhance property values.
- b. To ensure that adequate public facilities and services are provided to the people at reasonable cost.
- c. To ensure that the economy of the state and localities is protected and enhanced.
- d. To ensure that the important environmental features of the state and localities are protected and enhanced.
- e. To encourage the protection of prime agricultural, forestry, and mining lands for

production of food, fiber, and minerals.

- f. To encourage urban and urban-type development within incorporated cities.
- g. To avoid undue concentration of population and overcrowding of land.
- h. To ensure that the development on land is commensurate with the physical characteristics of the land.
- i. To protect life and property in areas subject to natural hazards and disasters.
- j. To protect fish, wildlife, and recreation resources.
- k. To avoid undue water and air pollution.
- l. To allow local school districts to participate in the community planning and development process so as to address public school needs and impacts on an ongoing basis.

\*Source: Idaho Code, Section 67-6502.

A comprehensive plan or growth plan assesses the current condition of a city and aids in planning for the future. Future development is to be guided by stated goals and policies identified in the planning process. Goals are general statements describing something to be achieved in the future. Policies are very specific statements. Components of Heyburn's plan includes the following:

### *Property Rights*

An analysis of provisions which may be necessary to insure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property and analysis as prescribed under the declarations of purpose in chapter 80, title 67, Idaho Code.

### *Population*

A population analysis of past, present, and future trends including such characteristics as total population, age, sex, and income.

### *Education (School Facilities and Transportation)*

An analysis of public school capacity and transportation considerations associated with future development.

### *Economic Development*

An analysis of the economic base of the area including employment, industries, economies, jobs and income levels.

### *Land Use*

An analysis of natural land types, existing land covers and uses, and the intrinsic suitability of lands for such uses as agriculture, forestry, mineral exploration and extraction, preservation, recreation, housing, commerce, industry, and public facilities.

### *Natural Resources*

An analysis of the uses of the Snake River and other waters, soils, beaches, watersheds, and shorelines.

### *Hazardous Areas*

An analysis of known hazards as may result from susceptibility to surface ruptures from faulting, groundshaking, ground failure, floodplain hazards, canals and drain ditches.

### *Public Services, Facilities, and Utilities*

An analysis showing general plans for sewage, drainage, utility transmission corridors, water supply, fire stations and fire fighting equipment, health and welfare facilities, libraries, solid waste disposal sites, schools, public safety facilities and related services.

### *Transportation*

An analysis showing the general locations and widths of a system of major traffic thoroughfares and other traffic ways, and streets and recommended treatment thereof.

### *Recreation*

An analysis showing a system of recreation areas, including parks, parkways, trailways, river bank, greenbelts, beaches, playgrounds and other recreation areas and programs.

### *Special Sites or Areas*

An analysis of areas, sites or structures of historical, archeological, ecological, wildlife, or scenic significance.

### *Housing*

An analysis of housing conditions and needs; plans for improvement of housing standards; and plans for the provision of safe, sanitary, and adequate housing, including the provision for low-cost conventional housing, manufactured housing and mobile homes in subdivisions and parks and on individual lots which are sufficient to maintain a competitive market for each of those housing types.

### *Community Design*

An analysis of the needs for governing landscaping, building design, tree planting, signs, and suggested patterns and standards for community design, development, and beautification.

### *National Interest Electric Transmission Corridors*

After notification by the public utilities commission concerning the likelihood of a federally designated national interest electric transmission corridor, prepare an analysis showing the existing location and possible routing of high voltage transmission lines, including national interest electric transmission corridors based upon the United States department of energy's most recent national electric transmission congestion study pursuant to sections 368 and 1221 of the energy policy act of 2005. "High-voltage transmission lines" means lines with a capacity of one hundred fifteen thousand (115,000) volts or more supported by structures of forty (40) feet or more in height. (this section is not addressed in this plan because the Federal government has not designated any such corridor in Idaho at the time of adoption).

### *Implementation*

An analysis to determine actions, programs, budgets, ordinances, or other methods including scheduling of public expenditures to provide for the timely execution of the various components of the plan.

### History of Heyburn

Heyburn, originally named Riverton, is the 4th oldest community in the Mini-Cassia Area and the second frontier town to be settled in what is now the county of Minidoka. Postal authorities thought Riverton was too common and suggested that it be renamed after the U.S. Senator Weldon Heyburn. The Senator was instrumental in the conversion of the Territory of Idaho into the State of Idaho. \*Source: Minidoka County 1985, Compiled by the Minidoka County Historical Society.

On May 2, 1904 a proclamation was issued by President Roosevelt declaring three townsites of one square mile each be reserved for town purposes. The three were named Rupert, Heyburn and Burley. \*Source: Minidoka County 1985, Compiled by the Minidoka County Historical Society.

People originally settled Heyburn and the surrounding areas as a consequence of the Minidoka Project. The Minidoka Dam and its numerous irrigation laterals were a result of the Minidoka Project.

On August 14, 1978 the Minidoka County Commissioners adopted the Minidoka City/County Comprehensive Plan to be used as a general guide for the orderly development of Minidoka County and the cities within. Heyburn adopted this plan May 14, 1980, thereby beginning the process to evaluate present and future development. The Plan is a means for achieving the City's goals and policies. Since then it has been updated in 1995 and 2001.

## **Property Rights**

### **Introduction**

One of the foundations of American democracy is the primacy of private property rights. The sanctity of private property ownership found expression in the 5th Amendment to the U.S. Constitution, as well as Article 1 § 14 of the Idaho Constitution. Both provisions ensure private property, whether it be land or protected intangible property rights, will not be arbitrarily confiscated by any agency of government.

The City of Heyburn will use the guidelines promulgated by the Idaho Attorney General to evaluate action that affects privately owned property. The City will use this process to assess the impacts of proposed zoning or other regulations before the City implements the same. In Idaho, real property includes lands, possessor rights to land, ditch and water rights, mining claims (lode and placer), and free standing timber. I.C. §§ 55-101, 63-108. In addition, the right to continue to conduct a business may be a sufficient property interest to invoke the protections of the just compensation clause of the Idaho Constitution.

Since the extent of the assessment necessarily depends on the type of action the City contemplates taking and the specific nature of the impacts on private property, the City may tailor the extent and form of the assessment to the type of action contemplated. For example, in some types of actions, the assessment might focus on a specific piece of property. In others, it may be useful to consider the potential impacts on types of property or geographic areas.

### **Checklist Criteria**

The City will use the following questions in reviewing the potential impact of a regulatory or administrative action on specific property. While these questions also provide a framework for evaluating the impact proposed regulations may have generally, takings questions normally arise in the context of specific affected property. The public review process used for evaluating proposed zoning regulations is another tool that the City will use to safeguard rights of private property owners.

Although a question may be answered affirmatively, it does not mean that there has been a "taking." Rather, it means there could be a constitutional issue and that the proposed action should be carefully reviewed by the City with its legal counsel.

**Does the Regulation or Action Result in a Permanent or Temporary Physical Occupation of Private Property?**

Regulation or action resulting in a permanent or temporary physical occupation of all or a portion of private property will generally constitute a "taking." For example, a regulation that required landlords to allow the installation of cable television boxes in their apartments was found to constitute a "taking." See *Loretto v. Teleprompter Manhattan CATV Corp.*, 458 U.S. 419 (1982).

Does the Regulation or Action Require a Property Owner to Dedicate a Portion of Property or to Grant an Easement?

All regulations requiring the dedication of property or grant of an easement should be carefully reviewed. The dedication of property must be reasonably and specifically designed to prevent or compensate for adverse impacts of the proposed development. Likewise, the magnitude of the burden placed on the proposed development should be reasonably related to the adverse impacts created by the development. A court also will consider whether the action in question substantially advances a legitimate state interest.

For example, the United States Supreme Court determined in *Nollan v. California Coastal Commission*, 483 U.S. 825 (1987), that compelling an owner of waterfront property to grant a public easement across his property that does not substantially advance the public's interest in beach access, constitutes a "taking." Likewise, the United States Supreme Court held that compelling a property owner to leave a public green way, as opposed to a private one, did not substantially advance protection of a flood plain, and was a "taking." *Dolan v. City of Tigard*, 114 S. Ct. 2309 (1994).

Does the Regulation Deprive the Owner of All Economically Viable Uses of the Property?

If a regulation prohibits all economically viable or beneficial uses of the land, it will likely constitute a "taking." In this situation, the agency can avoid liability for just compensation only if it can demonstrate that the proposed uses are prohibited by the laws of nuisance or other preexisting limitations on the use of the property. See *Lucas v. South Carolina Coastal Council*, 112 S. Ct. 2886 (1992).

Unlike 1. and 2. above, it is important to analyze the regulation's impact on the property as a whole, and not just the impact on a portion of the property. It is also important to assess whether there is any profitable use of the remaining property available. See *Florida Rock Industries, Inc. v. United States*, 18 F.3d 1560 (Fed. Cir. 1994). The remaining use does not necessarily have to be the owner's planned use, a prior use or the highest and best use of the property. One factor in this assessment is the degree to which the regulatory action interferes with a property owner's reasonable investment-backed development expectations.

Regulations requiring that all of a particular parcel of land be left substantially in its natural state should be carefully reviewed. A prohibition of all economically viable uses of the property is vulnerable to a takings challenge. In some situations, however, there may be pre-existing limitations on the use of property that could insulate the government from takings liability.

Does the Regulation Have a Significant Impact on the Landowner's Economic Interest?

Carefully review regulations that have a significant impact on the owner's economic interest. Courts will often compare the value of property before and after the impact of the challenged

regulation. Although a reduction in property value alone may not be a "taking," a severe reduction in property value often indicates a reduction or elimination of reasonably profitable uses. Another economic factor courts will consider is the degree to which the challenged regulation impacts any development rights of the owner. As with 3 above, these economic factors are normally applied to the property as a whole.

Does the Regulation Deny a Fundamental Attribute of Ownership?

Regulations that deny the landowner a fundamental attribute of ownership -- including the right to possess, exclude others and dispose of all or a portion of the property -- are potential takings.

The United States Supreme Court recently held that requiring a public easement for recreational purposes where the harm to be prevented was to the flood plain was a "taking." In finding this to be a "taking," the Court stated:

“The city never demonstrated why a public green way, as opposed to a private one, was required in the interest of flood control. The difference to the petitioner, of course, is the loss of her ability to exclude others. . . . This right to exclude others is "one of the most essential sticks in the bundle of rights that are commonly characterized as property." *Dolan v. City of Tigard*, 114 S. Ct. 2309 (1994).

The United States Supreme Court has also held that barring the inheritance (an essential attribute of ownership) of certain interests in land held by individual members of an Indian tribe constituted a "taking." *Hodel v. Irving*, 481 U.S. 704 (1987).

Does the Regulation Serve the Same Purpose that Would be Served by Directly Prohibiting the Use or Action; and Does the Condition Imposed Substantially Advance that Purpose?

A regulation may go too far and may result in a takings claim where it does not substantially advance a legitimate governmental purpose. ***Nollan v. California Coastal Commission***, 107 S. Ct. 3141 (1987); ***Dolan v. City of Tigard***, 114 S. Ct. 2309 (1994).

In ***Nollan***, the United States Supreme Court held that it was an unconstitutional "taking" to condition the issuance of a permit to land owners on the grant of an easement to the public to use their beach. The Court found that since there was no indication that the Nollan's house plans interfered in any way with the public's ability to walk up and down the beach, there was no "nexus" between any public interest that might be harmed by the construction of the house, and the permit condition. Lacking this connection, the required easement was just as unconstitutional as it would be if imposed outside the permit context.

Likewise, regulatory actions that closely resemble, or have the effects of a physical invasion or occupation of property, are more likely to be found to be takings. The greater the deprivation of use, the greater the likelihood that a "taking" will be found.

## Goals and Policies

Goal – Land use decisions shall protect the property rights of all residents.

Policy – All new construction and development projects will follow the construction standards of the City as most recently published.

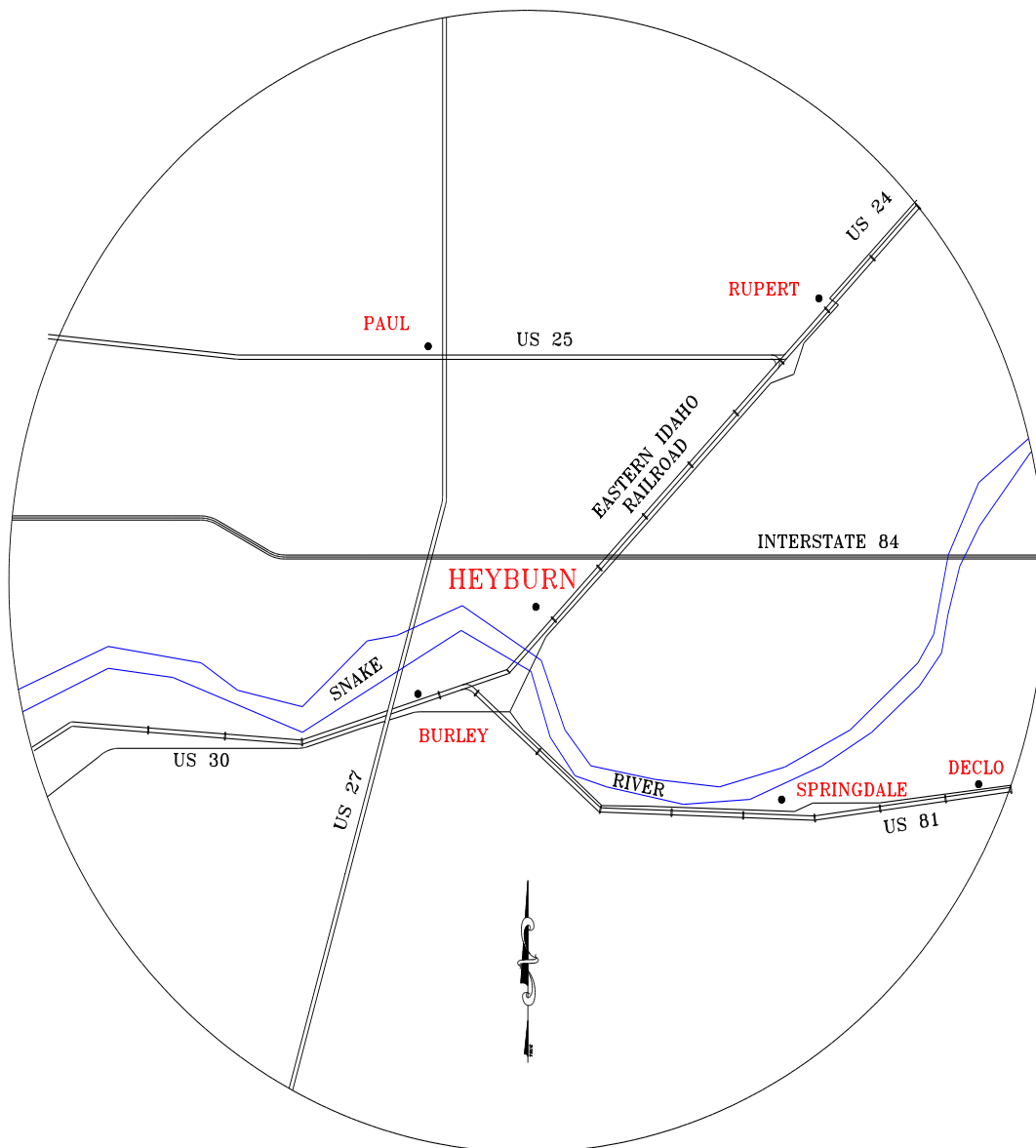
Policy – The public will have involvement through public hearings for regulations that may affect their property.

Policy – Private property will not be taken without just compensation.

Policy – Continue to use the Attorney General's checklist for all development applications and assure that the checklist will be part of the public record.

## **Population**

Heyburn is located between Rupert and Burley, in Minidoka County, Southcentral Idaho (Figure 1). The county's population in 2006 was 19,041 and Heyburn's population was 2,781. This is a slight decrease from the previous decade. Heyburn is within miles of two county seats - Rupert is the county seat of Minidoka County and Burley is the county seat of Cassia County. Heyburn is appealing to people wanting convenience for work, shopping and medical facilities. Heyburn is often referred to as the hub of the Mini-Cassia area and is accessible from Interstate 84 via Exits 211 and 208.



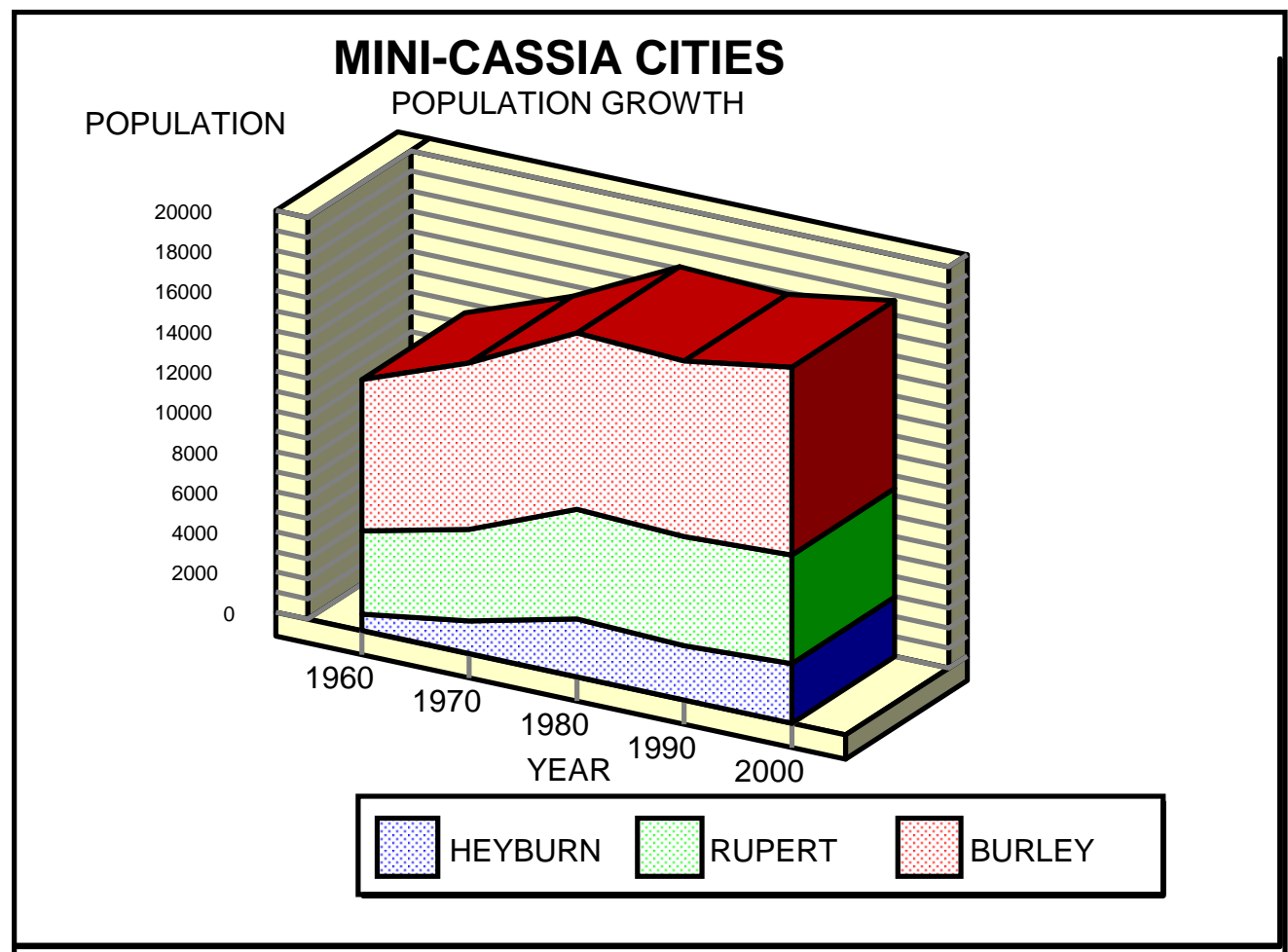
Heyburn Vicinity Map - Figure 1

The City of Heyburn had shown tremendous growth from 1960 to 1980 with the population nearly doubling every decade. A population decline between 1980 and 1990 is attributed to poor productivity in the agri-based economy. Growth has generally increased since 1990 and has remained relatively steady in the 21st century.

### Population Totals

	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1998</u>	<u>2005</u>
Heyburn	829	1,637	2,889	2,714	2,958	2,781
Rupert	4,153	4,563	5,476	5,455	5,415	5,303
Burley	7,508	8,279	8,761	8,702	9,376	9,180

· Source: Idaho Community Profiles, Heyburn, Rupert, Burley, Idaho Department of Commerce.



Graph 1

### Population Change (by percentage)

	<u>1960 - 1970</u>	<u>1970 - 1980</u>	<u>1980 - 1990</u>	<u>1990 - 1998</u>	<u>1998 - 2005</u>
Heyburn	97.5%	76.5%	-6.1%	9.0%	-6.0%
Rupert	9.9%	20.0%	-0.4%	-0.7%	-2.1%
Burley	10.3%	5.8%	-0.6%	7.7%	-2.1%

Heyburn's growth between 1960 and 1980 was the highest in the Mini-Cassia region. From 1970 to 1980 the State of Idaho experienced a 32.4% growth rate, ranking it the seventh fastest growing state in the nation for that decade. \*Source: U.S. Bureau of the Census.

Since that time the region's population has been relatively steady with slight increases and decreases in population over time. One major loss has been the closing of the JR Simplot plant, a major employer in the area causing some loss in population as the workforce sought new employment..

### Demographic Component Changes for Minidoka County

	<u>1970 - 1980</u>	<u>1980 - 1990</u>	<u>1990 - 2000</u>	<u>1998-2006</u>
Births	4,400	3,991	3,646	2,322
Deaths	1,200	1,351	1,524	1,271
Net Migration	800	-2,997	-1,309	-2,073
Percent Migration	4.9	-15.2	-6.8	-10.3

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2006</u>
Birth Rate*	27.3	16.6	17.1	16.7
Fertility Rate**	127.7	84.3	85.7	88.4

\* Source: Minidoka County Profile, Idaho Dept. of Commerce.

\*\* Number of live births per 1,000 women ages 15 to 44.

### Racial Composition

Heyburn's population in 2000 was 96.6% white, 0.2% black, 3.2% other population. Of the total 28.4% had a Hispanic origin.

Based on the 2000 Census Minidoka County had a 96.7% white, 0.3% black and 3.0% other population. Of the total 28.6% had a Hispanic origin. Minidoka County has the highest Hispanic origin population in the state. Idaho overall has a 95.2% white, 0.7% black and 4.1% other population. Of the total 9.5% had a Hispanic origin. \*Source: U.S. Bureau of the Census.

### Migrant and Seasonal Farm Worker (MSFW) Population

In the farm working population there are two classifications. A migrant farm worker resides in the area only during farming season and moves on to different areas in or out of state. A seasonal farm worker has permanent housing in the state year round. Fifty-four percent of the states migrant and seasonal farm worker population are located in Canyon, Bingham, Minidoka, Twin Falls, Bonneville, and Madison counties. \*Source: Migrant Health Atlas, U.S. Department of Health and Human Services, 1990.

### Heyburn Community Age Groups

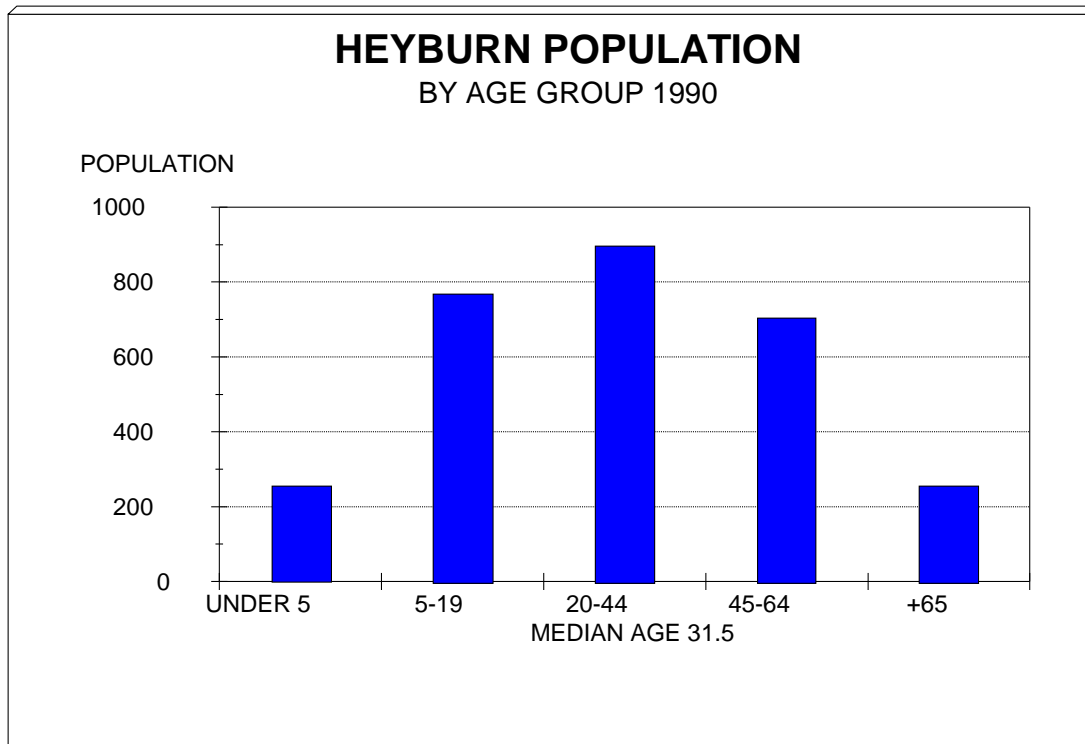
	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
Under 5 years	128	168	439	274	262
5 to 19 years	282	624	900	820	780
20 to 44 years	247	528	1,040	926	945
45 to 64 years	135	254	367	434	644
65+ years	37	63	143	210	268
Median age	20.4	21.4	22.3	26.4	31.3

\* Source: Idaho Community Profiles, Heyburn, Idaho Department of Commerce.

Idaho's median age in 2000 was 33.2 compared to the national median of 35.8. Between 1980 and 2000, the elderly population grew more rapidly than other age groups in Idaho and nationally.

According to the 2000 Census, Heyburn's population of 2,781 was 50.7% female and 50.3% male.

One concern shared by residents in Heyburn is the migration of young people from the community when they graduate from high school. A dialogue on incentives for youth to stay in the community is important.

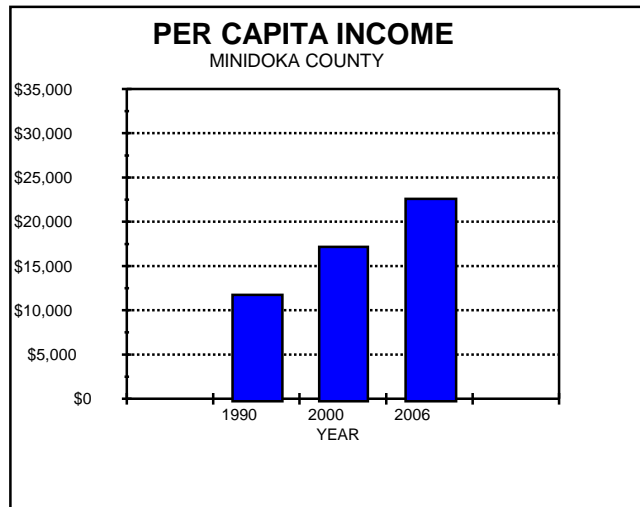


Graph 2

#### Income

The personal income levels for Heyburn are included in the Minidoka County personal income levels provided by the Idaho Department of Commerce Community Profiles.

<u>Minidoka County</u>	<u>1990</u>	<u>2000</u>	<u>2006</u>
Per Capita Personal Income	\$13,390	\$17,446	\$20,086
<u>Heyburn</u>	<u>1979</u>	<u>1989</u>	<u>1999</u>
Per Capita Income	\$6,107	\$12,114	\$18,544



Graph 3

Heyburn will continue to grow in the 21st century. The City's impact area was extended north of Exit 208 in 1995 and some of the land was annexed in 1996. Heyburn's ability to expand sewer and water service to Exit 208 has seen increased commercial development. Highway commercial development encourages residential growth to support these businesses.

Population growth will give rise to greater demands for parks and recreational facilities as well as increase demand for city water, fire protection and sewage treatment.

The City's racial population indicates an 8% increase in Hispanic origin people since 1990. Business opportunities exist to tap this market segment. The participation of Hispanics in the leadership and direction of community affairs will help mesh stronger more productive neighborhoods.

Heyburn's population is growing older giving rise to senior citizen needs. Affordable housing, convenient medical care and safe neighborhoods are utmost concerns of seniors. The City should encourage affordable senior housing and recreation facilities with the senior citizen in mind such as walking paths, gardens and a senior center.

Crime is a concern of all communities. Population growth will increase pressure on law enforcement officials to maintain Heyburn's safe atmosphere. Community involvement is an effective way to police city streets. Neighborhood watch and crime stoppers programs should be implemented and involve a wide cross section of the city residents.

Incomes reflect a mostly blue-collar labor force earning potential. Income levels should improve as the City becomes a full service community by the addition of a broader based economy. Benefits of a broader based economy will increase the tax base and improve property values.

#### Goals and Policies:

Goal – To recognize the changing needs of the city’s population and continue to strive to meet those needs.

Policy – To recognize that the population overall is getting older and to identify and meet the housing and services needs of an older population base.

Policy – To address retention of young people in the community through job creation, and meeting housing and education needs

Policy – To continue to encourage increased participation by Hispanic representatives in City decision-making and activities.

Goal – To continue to meet the service needs of the city’s population.

Policy – To recognize needs for increasing emergency services such as fire and police.

Policy – To plan for increases in parks and recreation facilities and services.

Policy – To continue to plan for needs in infrastructure maintenance and expansion such as water, sewer and streets.

## Education

### *(Schools Facilities and Transportation)*

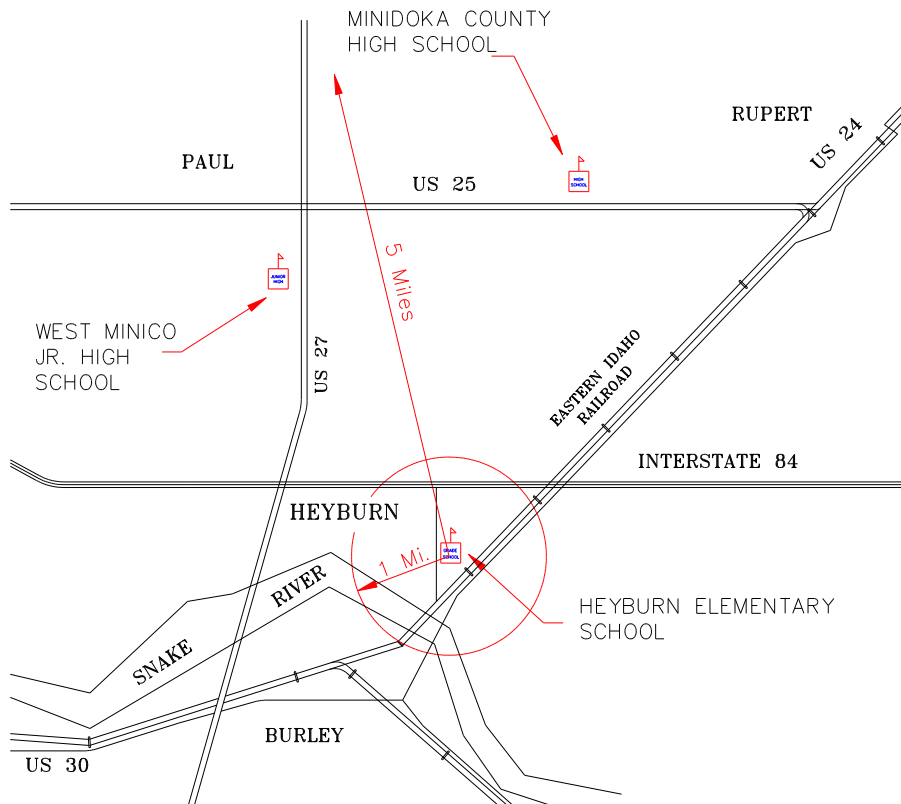
Heyburn children attend the following schools (Figure 2):

- Heyburn Elementary School (Grades K-5)
- West Minico Middle School (Grades 6-8)
- Minico High School (Grades 9-12).

Heyburn Elementary School is located at 1431 17th Street in Heyburn. West Minico Middle School is located at 158 South 600 West in Paul. Minico High School is located at 100 South 300 West in Rupert. The enrollment for the 2007-2008 school year and student capacity for each building is as follows:

	<u>2007 –2008 Enrollment</u>	<u>School Capacity</u>
Heyburn Elementary School	435	550
West Minico Middle School	455	580
Minico High School	1,175	1,350

\*Source(s): Minidoka County School District Office



## School Location Map - Figure 2

According to the school district the Idaho Board of Education uses a standard to determine land area for a school building and student population. An elementary school is recommended to have a minimum of 10 acres plus one acre for every 100 students. The current Heyburn Elementary is presently undersized according to these guidelines. However, the new school (under construction) sits on 15.2 acres and meets the state recommendations

In 2008, construction was started on a new elementary school in Heyburn with funding approved by general obligation bonds. It is located at 1151 7<sup>th</sup> Street in Heyburn Idaho. The new school is scheduled to be completed in May of 2009. Much discussion and planning has gone into the site selection and site plan for the new school. The vehicle and pedestrian traffic and parking plan is a great improvement in terms of safety and being user-friendly.

The old school building is being contemplated for numerous opportunities including an alternate high school, a community center, or a Boys and Girls Club. The Minidoka School Board voted to approve the donation of the North Building to the City of Heyburn. This North Building includes a useable gymnasium and a library along with the art collection. The art collection is one of Idaho's largest private collections of oil paintings in the state. Throughout the years, the Heyburn School Alumni have purchased paintings from different artists as well as accepted donations. The display now boasts 51 paintings, many of great value.

A middle or junior high school is recommended to have a minimum 20 acres plus one acre for every 100 students. West Minico Middle School, completed in 1971, is located on approximately 23 acres. The number of students slightly exceeds the recommended standard. West Minico Middle School received many improvements and upgrades during the past several years.

A high school is recommended to have a minimum of 30 acres plus one acre for every 100 students. Minidoka County High School, completed in 1955, is located on approximately 40 acres. The number of students slightly exceeds the recommended standard. Minico High School was completely remodeled in 2003-2004 and is a state-of-the-art educational facility.

The district, even with one of the lowest levies in the state, offers many exemplary educational programs and all eight of its schools have full accreditation. In addition, the district has continued to be a leader in technology in education. All of the building sites have passed building inspections and are safe and positive environments for educating students.

Approximately 45% of Heyburn Elementary children utilize bus transportation services. The remainder are within walking distance or are transported by other means. There will be a slight increase in the percentage of bus ridership after moving to the new site (across the highway) and an increase in safety busing.

The education level for Minidoka County in general tends to be lower than the State percentages.

	Percent High School Graduates					Percent 4+ Years of College			
	1970	1980	1990	2000	2007	1970	1980	1990	2000
State of Idaho	59.5%	73.7%	79.7%	84.7%	88.29%	10.0%	15.8%	17.7%	21.7%
Minidoka County	55.4%	64.2%	68.5%	73.1%	79.8%	6.5%	10.5%	9.0%	10.1%

Source(s): Bureau of the Census, Minidoka County School District Office

According to the data Minidoka County produces fewer high school and college graduates as a percentage of state totals. This may be in part to the relatively few opportunities college graduates have in the Mini-Cassia area for careers. Development and job creation for professional services could benefit those college bound students who wish to make the Mini-Cassia area home.

#### Drop-Out Rate

School Year 1998-1999:

	Percent Dropout			
	9th	10th	11th	12th
Idaho	4.54	6.14	6.86	5.82
Minidoka	2.44	9.28	10.73	9.21

School Year 2005-2006:

	Percent Dropout			
	9th	10th	11th	12th
Idaho	1.81	2.48	3.05	3.49
Minidoka	4.10	3.67	6.79	13.90

\*Source: Idaho Department of Education.

### **Head Start**

The local Head Start program is run through the College of Southern Idaho. The program is built on the belief that the best way to enhance a child's development is to build on their parents' strengths. By providing opportunities for family growth in education, social services, and health, parents will learn new skills and strategies to meet the ongoing health, nutritional, social and educational needs of their family.

#### **School District Collaboration**

- Head Start staff assists in child's local 3-5 developmental preschool classroom weekly
- 15- 1 hour home visits every other week over a 12 month period
- Head Start home visitor acts as a liaison between Head Start and public school
- Child may attend Head Start during summer months, if school does not provide summer services

Head Start offers the following programs to the children enrolled in their program

- Federally funded preschool and family support program for low income families.
- Promoting a sense of learning and self-reliance for both parents and child.
- Services including education, medical, dental, mental health, nutrition & transportation.
- Community and parent partnerships.
- Inclusive preschool setting for children with disabilities.
- Services integrated into each community.

The program receives 20% or more of funding from local community and builds on working relationships with local partners and integration of services. This includes the Health Departments, Department of Health and Welfare, Idaho Stars, shelters, Center of New Directions, GED/ESL programs, Junior and Senior High Schools, Child Development Center, CASA, Idaho School for the Deaf and Blind, private social service providers, school districts, Refugee center, food pantries, and Paint Magic.

The program also team with senior programs; Foster Grandparents program, Green Thumb, and the Older Workers Program.

Community members sit on three advisory boards; Education, Health, and Family Services

#### Goals and Policies:

Goal: The City of Heyburn will continue to work with the schools on needed infrastructure as the school grows.

Policy: The future development of sidewalks (for pedestrian traffic) and curb and gutter will be beneficial.

Policy: To work towards the development a walking/bicycle path plan which ties the schools to a citywide path system, including a proposed greenbelt along the rivers, the recreational areas (including ball fields), the cities of Burley and Rupert.

Policy: To coordinate recreational activities, facilities, and needs with the school district and their building sites.

Policy: To continue to share development applications with the District to get their input and address needs that development might create for future growth and change (more classrooms, transportation issues, etc.).

Goal: The City should continue to work with the District on meeting the needs of both the students and the community.

Policy: To continue the relationship through the police department to provide a positive

law enforcement presence in the school.

Policy: To coordinate with District on needs of current and future businesses in providing education and training to serve those businesses.

Policy: Work with the Economic Development groups to develop and create professional level jobs that could benefit college bound students who wish to make the Mini-Cassia area home.

## **Economic Development**

The driving force of any local economy is the exchange of goods and services with other locales. The City of Heyburn and the surrounding area "exports" such products as agricultural goods and ethanol manufacturing, while its residents "import" a variety of goods and services from other places. An industry that exports goods or services is considered to be basic because it generates the earnings needed to buy goods and services produced in other places. The identification of basic industries can be complicated, but local knowledge and analysis indicate that the basic sectors of the Heyburn economy are agriculture, manufacturing, services and government. These economic areas bring in the dollars from other areas that support local activity in retail and trade sectors.

The Mini-Cassia area has an agri-based economy. Most residents rely on the success of crops for their livelihood. Service based businesses find it difficult to survive when their goods cannot be sold during bad crop years. In an agri-based economy, employment includes farmers as well as food processors, granaries, farm equipment and implement sales, transporters and more.

### **Minidoka County Labor Force Data**

	<u>1987</u>	<u>1992</u>	<u>1997</u>	<u>2002</u>	<u>2005</u>
Total Employment	5,790	6,269	7,290	8,220	10,039
Manufacturing	2,230	2,033	2,380	2,750	1,113
Construction	140	200	230	240	520
Trans/Comm/Util	190	343	320	270	436
Wholesale & Retail Trade	1,360	1,582	1,850	2,190	1,521
Finance, Insurance, Realty	150	112	160	200	427
Services & Misc.	570	630	780	850	1,339
Government	1,140	1,369	1,560	1,700	1,455

\*Source: Department of Commerce Community Profile

### **Heyburn Labor Force Characteristics**

According to 2004 Community Profile data, Heyburn residents over the age of 16 were identified as the following class of workers:

#### **2004 Labor Figures**

Non-Farm Labor`	5654
Manufacturing	1033
Construction	271
Information	148
Trades	1501
Retail	1187
Transportation	267

Financial	123
Professional	144
Education/Health	318
Other	198
Government	1425
Farm Labor	1975

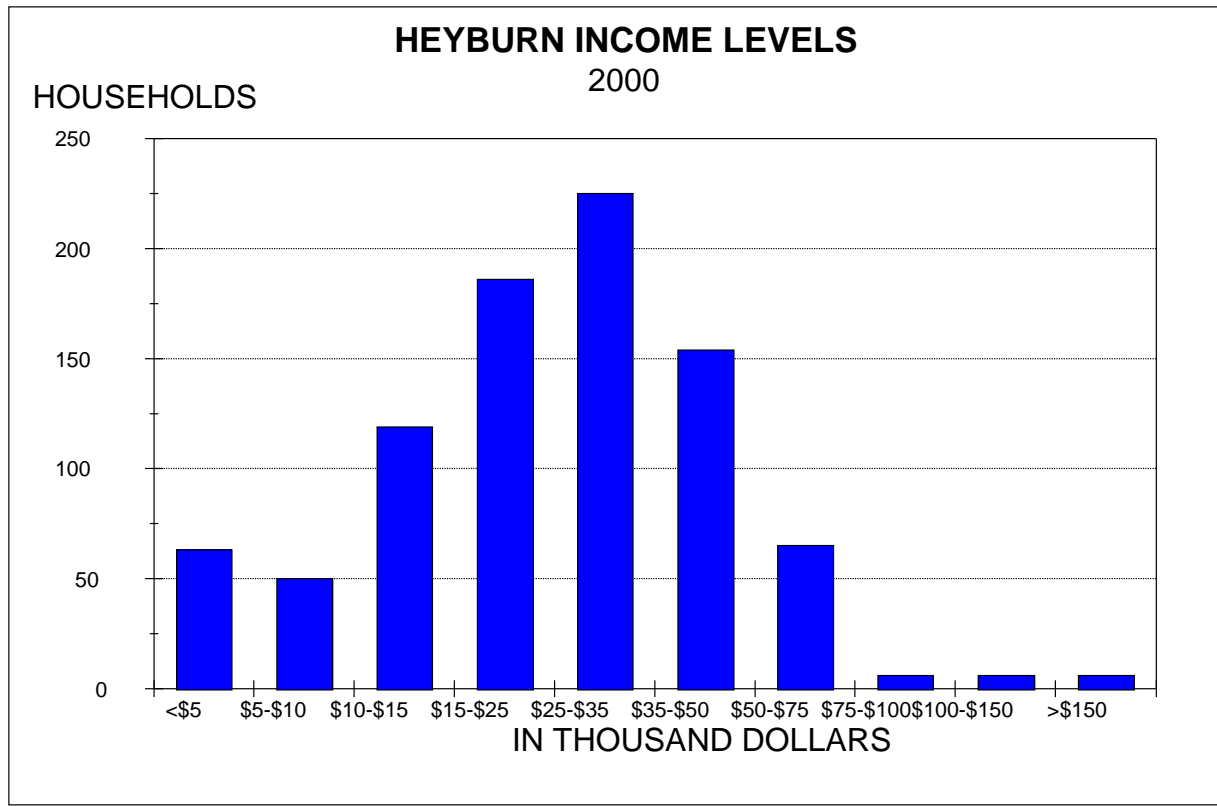
### Unemployment

In 2005 Heyburn had 3,800 persons in the labor force, or 69.8% with an unemployment rate of 6.2%. In 2000 the unemployment rate for Minidoka County was 6.5%, Source: U.S. Bureau of the Census.

### Income Levels, 2000

According to the 2000 Census, Heyburn totaled 1,894 households. Each household is then characterized by their income levels:

Less than \$5,000 to \$9,999	190
\$10,000-to \$24,999	449
\$25,000to \$49,999	809
\$50,000 to \$74,999	223
\$75,000 to \$99,999	116
\$100,000 to \$149,999	35
\$150,000 or more	27
Total Households	1849



Graph 4

### Poverty Level

According to the 2000 Census 637 persons were below the poverty level. Overall, 12% of Heyburn's population was below the poverty level.

### Major Employers:

The City enjoys many longtime businesses supporting the job market in their community. These top employers include agricultural, tourism, construction, trucking and manufacturing related businesses.

Tourism is also a big economic development resource. Recreational opportunities include:

- City of Rocks
- Oregon Trail
- Snake River
- Pomerelle Ski Area
- Independence Lake
- Lake Wolcott
- Four wheeling
- Hunting
- Caving

## Golfing

### **Economic Development Resources:**

Local economic development resources include the Mini-Cassia Chamber of Commerce and the Mini-Cassia Economic Development Commission. These groups work together to coordinate and discuss plans for economic and tourism development within the two county area. In addition the city has Gem Community status, a designation given by the state once a community has met, planned for and begun implementing economic development strategies.

Outside economic resources include Region 4, the regional economic and community development council. With a number of tools available to it, Region 4 can package a wide variety of financial assistance to entice and facilitate business growth in the area. The South Idaho Economic Development Organization (SIEDO) assists with regional marketing.

Another resource available to the Mini-Cassia area is the presence of a higher education facilities with the College of Southern Idaho located in Twin Falls with an extension campus in Burley. Idaho State University (ISU), in Pocatello, also offers classes in the Heyburn area, as does Boise State University and the University of Idaho. ISU also has the School of Applied Technology on its campus. North Nazarene University offers a Master's in Education locally and a business development program. These colleges have proved responsive in providing training to meet labor force requirements as well as other more direct services such as conducting surveys and studies in economic development.

The Rural Development Administration is another agency that has a high profile in the county and loans money to local agricultural businesses and farmers. Several banking institutions currently serve the county and participate in loaning funds for business development.

State agencies such as the Idaho Department of Commerce can offer technical assistance and financial assistance in helping to seek out and locate businesses in Minidoka and Cassia Counties.

The Minidoka School District offers a tech center at the High School and is known for its many programs including an autistic program and offering dual credit classes with many of the colleges.

### **Goals and Policies:**

**Goal:** The City should continue to meet infrastructure needs to attract new businesses to the community.

**Policy:** The City will continue to improve access to the City to create tremendous opportunities to develop commercial property south and adjacent to the interstate with an alternate route. Interest in developing commercial property along the interstate through easy access to frontage roads may require easements to be obtained in the near future.

Policy: The City needs to work hand in hand with the local economic development agencies to attract businesses not just to Heyburn but to the region. Heyburn needs to look into tax increment financing or urban renewal as a possible way to attract businesses. Cities are the main resource for economic development opportunities in both counties and should seek out all opportunities.

Policy: The City needs to work with the City of Burley to continue to develop the industrial park in Heyburn. All alternatives should be explored including mixed uses and recreational opportunities.

Policy: The City needs to work with the surrounding region to insure that the future location of an airport is in a location where it can grow and prosper with city services and can enhance economic development efforts.

Policy: Continuing to provide quality utility services at affordable rates will keep and attract new business.

Goal: The City should continue to strive to enhance the attractiveness of the community for tourism and for business location and expansion.

Policy: An effort to encourage business owners to update older retail and industrial business establishments and signage is encouraged. This will modernize Heyburn's appeal to new businesses and to travelers stopping along the highway.

Policy: Landscaping at the interstate exits is desired. Heyburn could work with the university research centers to determine if landscaping using natural, low maintenance plants is a possibility.

Goal: The City will continue to work with businesses and economic development efforts to insure that needs are met.

Policy: Businesses interested in locating in Heyburn should have an understanding of the their development responsibilities within the City. Land Use Planning, Utility Service Agreements and Developer's Agreements should be used to guide an equitable balance between a developer and the City.

Policy: Continue to educate businesses and citizens that money earned in Heyburn could be spent in Heyburn keeping the economy strong while providing a greater tax base.

## **Land Use**

The City of Heyburn is approximately 1,495 acres. The City has often been referred to as a bedroom community to Rupert and Burley; however, citizens of the city have identified a definite desire for Heyburn to become a full service community.

Planning and zoning are important tools for attracting business and residential development. Zoning classifications are used to guide development compatible with surrounding business and neighborhoods. Currently the city has several land uses in place in the city and the Area of Impact:

### **Residential:**

The residential land use provides areas within the community for many types of housing from single family to multi-family units. Residential areas are suitable for single-family residential living, including manufactured homes (as allowed and defined by state law) meeting certain building requirements

Other uses allowed under this land use category include home occupations having minimal impact upon surrounding properties and necessary utility installations. Applicable design standards for public infrastructure shall be followed by the developer/property owner.

### **Commercial:**

Commercial use in Heyburn has traditionally been located along the state highways serving travelers through the area, and along major city corridors serving the consumer needs of the residents and surrounding agricultural needs. Access control through developed standards will be utilized throughout the city.

"Commercial" shall be defined as retail or wholesale establishments, or those that provide a service for a fee. Only commercial will be allowed in the commercial land use. Light or heavy industrial uses shall be confined to the industrial zones within the city.

No commercial lot shall be developed without proper access to a public street or road. Off street parking shall be adequate to meet the needs of the commercial use. Other applicable design standards for public infrastructure shall also be followed by the developer/property owner.

### **Industrial:**

Light industrial use shall be defined as including light industries, small manufacturing plants, processing plants and other uses which are deemed compatible to the county's other uses.

It is the policy of the citizens to allow and encourage such development in the appropriate industrial zones. Off-site improvements can be required of developers of industrial uses.

No industrial lot shall be developed without the proper access to a public street or road. Off street

parking appropriate to the industrial use shall be required. Access on to major county roads should be limited. Other applicable design standards for public infrastructure shall also be followed by the developer/property owner. Off-site improvements can be required of developers of industrial uses. The City will encourage the grouping of industrial uses in land developed as an industrial park.

Because of Heyburn's unique history, industrial uses have formed the center of the community for many years. These uses were then surrounded by residential uses, rather than isolated away from them. As the future brings a change in some of the industrial use in the community, care should be taken to replace that use with those most compatible with the surrounding residential uses.

#### Areas of City Impact:

Areas of city impact are areas outside of Heyburn's municipal boundaries in which future development may cause an impact upon that city. The Idaho Local Land Use Planning Act (67-6500) requires that city and the county enter into an agreement which have been mutually decided upon, determining what lands should be included within the area of impact and what laws and regulations should apply. Heyburn and Minidoka County currently have such an agreement managing growth in the areas surrounding the city.

The preservation of agricultural uses within the city "Area of Impact" should be protected. This area allows for the mixture of larger agricultural parcels and smaller parcels providing for a rural, low-density living atmosphere. These lands are considered to be in a changing environment where public facilities and services will be necessary before intensive urbanization should occur. Many of the lands within these areas are best designated with the transitional/agricultural zone to allow for a transition area and buffer between the more urban city densities and uses and agricultural areas.

Heavy agricultural uses, such as CAFO's, should not be allowed within designated area of impact. Residential subdivision should be encouraged in appropriate areas of the impact area.

#### Other Land Uses:

The City may establish special land use categories to address unique characteristics of the land or environment. This may include identifying public lands, recreational areas, floodplain areas, and areas of critical concern such as historical sites, geographic features, wildlife areas, and natural resource areas. These are discussed more fully in the Natural Resource, Recreation, Hazardous Areas, and Special Areas and Sites elements of the plan.

The number of building permits issued for residential construction are listed below for Heyburn and Minidoka County. There were 393 building permits issued within the city limits from 2000 to 2007 of which 31% were for manufactured homes, 62.7% for other residential structures and homes and 6.3% in commercial permits.

#### Residential Building Permits Issued

<u>Year</u>	<u>Heyburn</u>	<u>Minidoka</u>
1972	34	93
1980	25	46
2000	7	49
2007		39

### Annexation

Idaho Code 50-222(3) (a ) (i) restricts annexation by consent to those lands identified in this Plan. Annexation of land is a planning tool allowed by state law and can be used for many reasons including:

- Making the boundaries of the city even and easy to determine, especially for emergency service providers
- To bring into the city those who want or need to utilize City services, which could include emergency services, water and sewer services and more.
- To provide better planning for future growth.

The city has identified the following areas for potential annexation in the future:

- Area on southside of the interstate to city limits
- Area on southside of the interstate one mile to the east
- Areas around the city to eliminate jogs in boundaries

See Figure 1 for map identifying areas of potential annexation in the future.

### Goals and Policies:

Goal: Heyburn's central location between Burley, Rupert and Paul makes it an ideal location for commercial and residential development and the city should strive to take advantage of this.

Policy: Highway commercial development should be encouraged in clear, well thought out locations for access, utility development and proper zoning.

Policy: Explore urban renewal as a growth tool as long as there is a sunset clause and applied to a limited area. Use these funds to develop both on-site and off-site improvements.

Policy: Recognize the railroad as an industry and its role in attracting industry to the community.

Policy: Discourage residential growth along the interstate, encourage these areas to be developed as commercial or industrial.

Policy: Develop industrial park standards that are friendly to the residential nature of the community (avoid odors, vibrations, noise that goes beyond the park's boundaries).

Policy: Work with the two counties and the City of Burley in looking at new uses for the Burley Industrial Park including mixed use development.

Goal: The city should encourage orderly growth that protects the interests of the residents and taxpayers.

Policy: Protect irrigation rights where they are currently available.

Policy: Continue to insure land uses are compatible. Manufacturing and tourism is not always a good mix and should have suitable buffers between activities.

Policy: Work on setting guidelines for design review to protect the public from nuisances and aid in overall community design.

Policy: Annexation of land to straighten city boundaries to avoid confusion for emergency and service personnel should be considered.

Policy: The City is encouraged to study ways to reduce costs for residential development making it more attractive to live in town. High density residential development should be encouraged to locate in the community where public water and sewer treatment and adequate fire protection is available.

Policy: The City is encouraged to work with the County so that lands within the impact area are zoned according to their highest potential use. Consideration upon review of development applications should be made to protect the public from industrial or commercial nuisances and to aid in overall community design for parcels on major thoroughfares.

## **Natural Resources**

### **Soils**

Heyburn has predominantly sandy loam soils. According to the *Soil Survey of Minidoka Area, Idaho* Heyburn has soils belonging in the Wodskow-Decker-Abo association. An association is defined as a landscape that has a distinctive proportional pattern of soils.

These soils are used for row crops, hay and pasture. Characteristic of this association is a high water table in the summer. A high water table increases the possibilities of ground water contamination from inefficient septic systems.

#### Statistics:

Annual Precipitation	9 to 10 inches.
Elevation	4200 feet above sea-level
Average Annual Temp.	48 °F
Frost Free Season	130 days
Depth to Water	30-40 inches (summer)

Source: Soil Survey of Minidoka County

### **Wildlife:**

There are many species of wildlife in the Heyburn area. These include:

Deer

Beaver

Fish species

Bird life including eagles, hummingbirds, osprey, pelicans, geese, swans, and blue heron.

### **Hydrology**

The Snake River is adjacent to Heyburn along a 2.2 mile stretch. Residential lots border 1.6 miles. Within the impact area the City could potentially access more than two miles of shoreline.

The Snake River is utilized by fishermen and boat/jet ski enthusiasts. Heyburn and other river communities have maximized recreational benefits along the Snake River. This resource improves the quality of life for residents of Heyburn and increases the tourism trade. The City owns fifteen acres along the river south of Highway 30 that is being utilized as a park with picnic areas and volleyball, an RV park and walking paths.

The Snake River also is used to irrigate Minidoka County via Minidoka Irrigation District's many miles of canals and ditches.

Goals and Policies:

Goal: To protect natural resources and encourage their use, where appropriate, for the benefit of the community.

Policy: Protect irrigation rights where they are currently available.

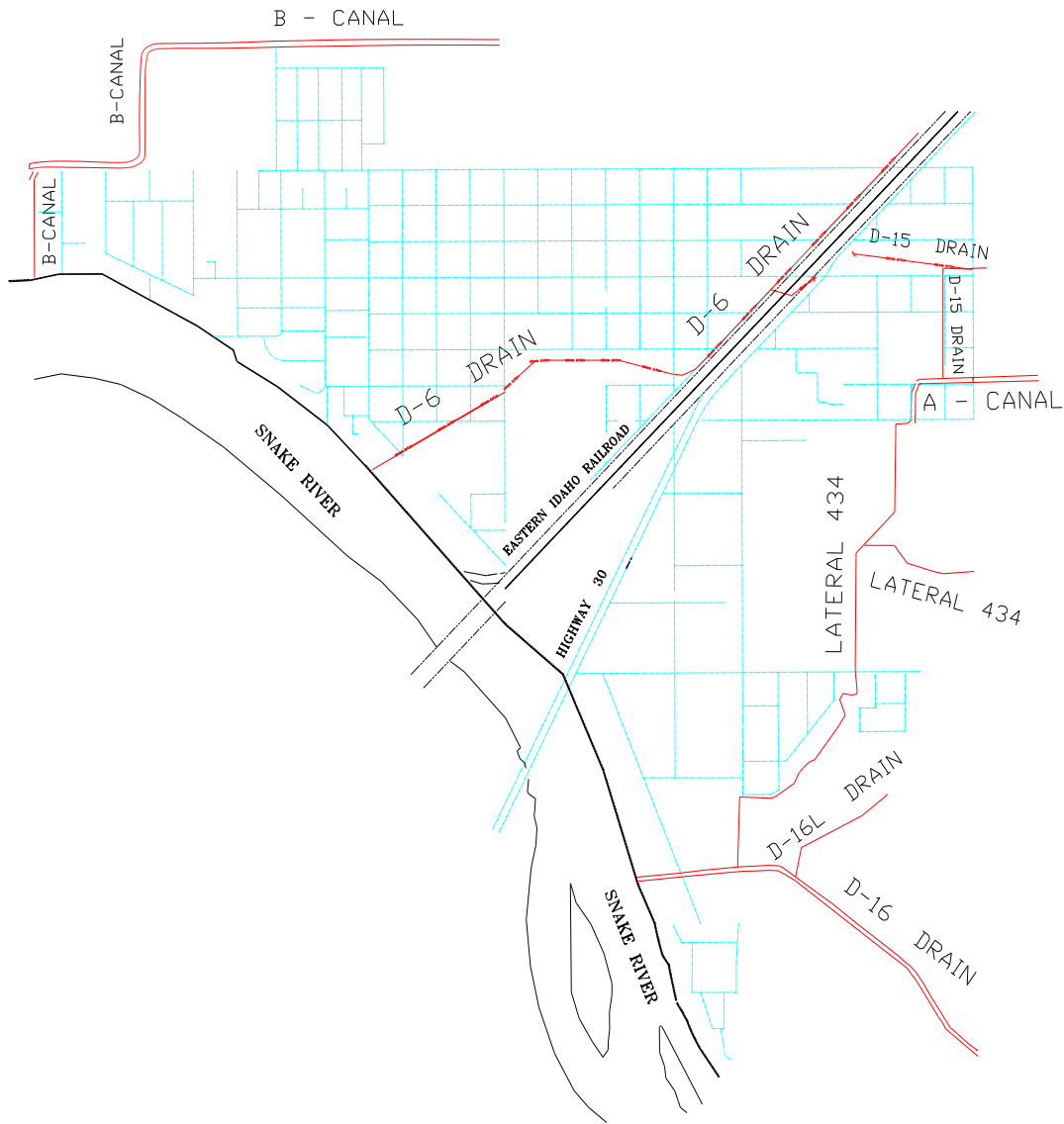
Policy: Add to the greenbelt pathway system as appropriate.

Policy: Encourage the development of opportunities offered by Emerald Lake and Conner Pond, through both the public and private sectors.

Policy: Preserve our natural wildlife, their habitat and corridors.

## Hazardous Areas

The known hazardous areas would include the Snake River and irrigation ditches which traverse the City of Heyburn. These can pose both flooding and public safety concerns in surrounding neighborhoods if not managed properly.



Heyburn's Canals and Drain Ditches  
Figure 3

**Flooding:** FEMA (Federal Emergency Management Act) has identified floodplain areas in the county. It should be kept in mind that development in these areas is subject to all rules and regulations stipulated in the Act. Any development within a floodplain must meet specified construction guidelines to protect life and property.

**Seismic:** There is seismic activity throughout Heyburn; these areas are not however of such severe activity or present population that development moratoriums need be put in place. Heyburn is located in seismic zone 2. Idaho ranks fifth in the nation in seismic danger. The ranking indicates seismic shaking hazard level. At this level damage can be considerable in poorly built or badly designed structures. These levels were derived from the actual historical records of seismic intensities in Idaho in the past century. Extreme value statistics were used to derive 50-year seismic intensities in the same manner that hydrologists predict 50-year floods. The International Building Code adopted by the City addresses the precautions that should be taken with building in this zone.

**Erosion:** Erosion along some of the canals and riverbanks could be a concern. Continued monitoring of sedimentation in stream bottoms may be useful in areas of identified concern in determining whether efforts in mitigation are practicable and should be undertaken.

**Stormwater:** Runoff will become a more important issue as the US Environmental Protection Agency becomes more involved with rules and regulations. Runoff from man-made endeavors will be of most concern, especially roads, parking areas, and buildings. Policies to deal with this issue are a necessity.

**Man-made:** The following present possible manmade hazards in Heyburn:

1. Storage and transport of potentially volatile materials along major transportation routes, and the railroad.
2. Above ground or underground storage tanks that have not been removed or do not meet the federal requirements to prevent leakage/contamination into the groundwater.
3. Storage of grains and other agricultural products.
4. Storage and use of chemicals in residential, commercial or industrial operations.
5. Known asbestos hazards.

#### Goals and Policies:

Goal: Appropriately identify, secure or eliminate hazardous locations to prevent the loss of life and/or property resulting from known natural and/or man-made hazards.

Policy: Encourage governmental entities operating within the city and county to provide appropriate educational measures of potential hazards to users.

Policy: Maintain the continued identification and rehabilitation of property in need of clean up.

Policy: Identify abandoned property and vacant buildings around town, work to mitigate any hazardous situations.

Policy: Encourage code enforcement of land use laws (other than law enforcement), stringent prosecution of violations by the City Attorney and follow-through on mitigation of such hazards.

Policy: Continue to monitor and plan for stormwater runoff as required by federal regulations.

## **Public Services, Facilities, and Utilities**

### **City Government**

The City of Heyburn elects a Mayor for a four-year term. Four council members also serve a four-year term. The City Council meets twice a month on the 2nd and 4th Wednesdays.

### **Planning & Zoning**

The Zoning Commission was formed on May 24, 1989. Prior to that time all development related issues were heard by the City Council. The Commission includes four members and one chairperson.

### **Wastewater Treatment**

The Heyburn wastewater treatment plant, after construction of improvements in 2008, will have-a design capacity of 1,500,000 gallons per day (1.5 mgd). With these recent improvements the system will have capacity for the next ten to fifteen years. Source: Scott Spevak, City Superintendent.

Because of an overall facilities plan, increased rates, hook-up fees and aggressively seeking grant funds, Heyburn is better prepared for growth when it happens.

### **Water Supply**

Heyburn produces water from four wells within the city limits. This is an increase of one well serving municipal uses over the past five years. There is another well for irrigation purposes, not being used at this time. Other improvements including a booster station, a one million gallon storage tank and improvements to the distribution system have also been made.

Water Demand Statistics:

	<u>2001</u>	<u>2007</u>
Average Daily Demand	516,000	509,745 gallons
Max Day Demand	774,000	718,907 gallons

The drop in water usage is not due to a drop in population but to aggressive water conservation measures and programs implemented by the City.

The close attention to hook-up fees and building up the capital improvements account has helped the City prepare for future growth.

### **Storm Water Collection and Treatment**

The City has few storm water collection facilities (the City is currently exempt from collection requirements from the federal government). As a consequence, many areas pond during storm

events and snow melts. Storm water cannot be dumped directly into rivers, streams or canal and drain ditch networks without preliminary treatment. New storm water treatment regulations could cause great expense to the City and developers in the future.

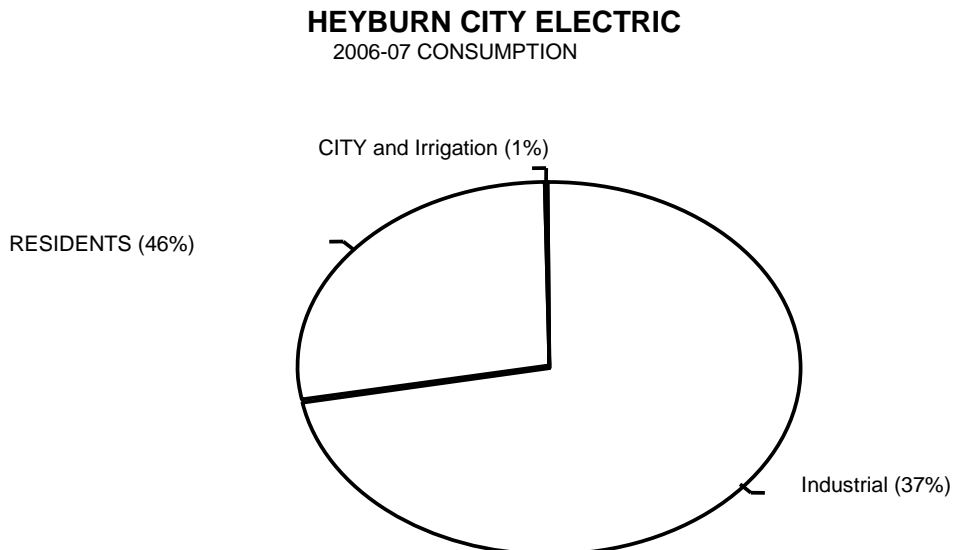
The City has purchased and developed five acres of property at the wastewater treatment plant for storm water detention facility. The City has also taken aerial photos with contour elevations that will help determine drainage districts for future street, sidewalk, curb and gutter improvements.

#### Heyburn City Electric

Heyburn City Electric, owned by the City of Heyburn, buys power for distribution from Bonneville Power. There are 1,209 service connections in Heyburn. The percentages for each use during 2008 are listed below:

	<u>1/08</u>	<u>5/08</u>
Industrial	24.5 %	40.7%
Commercial over 50kVA	13.7 %	15.6 %
Commercial under 50kVA	3.8 %	1.7 %
Residential	58.0 %	40.6 %
Irrigation		1.4 %

During the 2006-07 fiscal year residential use accounted for 46% of all usage, commercial use was 16%, industrial use was 37% and miscellaneous use (street lighting, irrigation) was 1%. This was out of 35,742,806 kwh. Source: City of Heyburn



Graph 5

## Police Protection

Heyburn's Police Department moved to its own building in January 2001. The Police Station is located at 1800 J Street. There are 6 full-time officers and several reserve officers. Despite population growth this represents a decrease in officers due to budget constraints and reassignments. The reserve force is used extensively and these officers back-up the regular officers when needed.

The department is part of an area wide Drug Task Force, housed at the Heyburn Police Department, and made up of officers from several surrounding jurisdictions. Other task forces that the City participates in include the Child Abuse Response Team and the Domestic Violence Task Force. A full-time detective position has also been created. These moves have lowered crime rates and raised crime clearance rates over the past several years despite the decrease in manpower.

Response time to 911 calls improved dramatically since Cassia County Sheriffs Department and the City signed a Mutual Aid Agreement on January 1, 1993. Mutual aid agreements for calls exist with both counties. Interdepartmental communications have increased as well, providing the key to better overall service to the citizens.

Currently the department has adequate equipment in use and age to meet the demands. They are completing a conversion to the use of tasers with subsequent training. They have also increased their investigation training for all officers. With the loss of tax revenue from the Simplot plant, which is now owned by the City of Burley, there could be issues in the future on providing adequate services as the industrial park grows. These needs will have to be addressed at that time.

The department also works with the school district in providing a DARE drug prevention program and sits on a Safety Committee with the schools.

## Fire Protection

The Minidoka County Fire Protection District has three fire stations. The Heyburn fire station was built in 1962. The department services Heyburn and adjacent county lands. Heyburn currently has a four bay station, housing five engines. Average response time is 4-6 minutes within city limits and 6-10 minutes in the rural areas of the county.

Presently the Fire Department has a volunteer staff with a paid District Chief/Fire Marshall. The volunteer Battalion Chief, Assistant Chief and secretary receive minimal pay for their services. There are 17 other volunteers in Heyburn out of 50 in the whole district. Volunteer recruitment has become difficult as the area has grown, with more demands on citizens' time and, as new residents move from areas that do not depend upon volunteers for fire service, a lack of understanding on the need for volunteers.

Funds for the three stations are drawn from appropriated property tax money in the Minidoka County Fire Protection District Fund.

The City has a network of fire hydrants. The hydrants produce 1,000 to 1,800 gpm at 20 psi depending on location and current water demand. The hydrants have been recently numbered for easy identification and recording of flow and pressure data.

Presently a new district headquarters building is being planned in Heyburn on 21st Street for the fire district. Phase 1 (within a year) of the new facility will boast 8 equipment bays, a training room, conference rooms and office space. Phase 2 (2-5 years) will include a training tower and grounds for fire training drills. Phase 3 will add sleeping quarters as the department grows and adds more paid personnel. Funds come from the Community Development Block Grant (CDBG).

#### Ambulance Services:

There are several ambulance services in the Heyburn area, both quasi-public and private. Both the Burley hospital and the Minidoka hospital offer this service and there is a private service running out of Cassia County as well. Issues with response areas, responsibilities and personnel are being worked out to provide the best service possible.

A fully equipped new Quick Response Unit has recently been created to assist the public with rapid emergency medical response and extraction services.

#### Goals and Policies:

Goal: The City should continue to stay ahead of the wastewater treatment demand curve.

Policy: Continue to identifying growth areas projecting sewer capacity requirements for each.

Policy: Follow the targeted sewer expansion objectives.

Policy: Continue to map the existing system to show locations of manhole and lift stations, rim and invert elevations, pipe type, quality and size for ease of maintenance and to reduce costs of new extensions and/or replacements.

Policy: Continue to add to the citywide Geographic Information System (GIS) to locate, identify and record utility infrastructure to better manage maintenance records, part replacement and identification.

Goal: To maintain and retain adequate water service resources the City should continue to:

Policy: Continue to identify growth areas projecting water capacity requirements for each.

Policy: Continue to target water expansion objectives.

Policy: Continue to map the existing system to show pipe size, location and type, service connection, location and water meter type, fire hydrant location, flow and pressure records.

Policy: Meter all water delivered from the system to account for water sales and to determine the systems overall integrity.

Policy: Continue to update a citywide Geographic Information System (GIS) to locate, identify and record utility infrastructure to better manage maintenance records, part replacement and identification.

Policy: Work to develop a new well lift station across the interstate

Goal: To encourage growth policies that protect and enhance the city.

Policy: Preservation of city center as a service area

Policy: Encourage facilities and infrastructure to serve mixed uses in the Burley Industrial Park area of the community

Policy: Look at impact fees on the philosophy that growth should pay for itself

Policy: Encourage the efforts to rebuild 21st Street as a major commercial corridor

Goal: Continue to support and build law enforcement capacity.

Policy: Increase number of officers and personnel to correspond with growth

Policy: Increase training opportunities

Policy: Monitor and address issues that may arise as the industrial park grows and expands the need for law enforcement services, including how these services will be paid for.

Policy: Increase manpower and capability of special regional task forces

Goal: Continue to support and build fire protection services.

Policy: Development recruitment and retention programs for volunteers (incentives)

Policy: Complete fire training grounds

Policy: Encourage infill development to help response to emergencies

Policy: Monitor and address issues that may arise as the industrial park grows and expands the need for fire protection services, including how these services will be paid for.

## **Transportation**

Heyburn lies at the junction of State Highway 30/24 and Interstate 84. Being traversed by two highways provide access to Heyburn and its commercial districts. Access south from I-84 via Exit 208 requires traversing much of North Burley's commercial district. Heyburn is easily accessed from I-84 via the north Exit 208. Heyburn residents enjoy a well maintained local street system complemented by the state and county roads and highways.

In 2003, the city completed the Heyburn Transportation Plan that details problem areas and solutions. The plan set priorities for the City in transportation improvements that include improvements or development of:

- 21st Street (widen to three lanes)
- Intersection of 500 West and 21st Street
- North bypass frontage road
- 500 West
- Intersections with US 30
- New interchange at 500 West and I-84
- Bike Path extensions
- J Street Reconstruction

Other Transportation Systems that are available to Heyburn residents:

- Bus transportation for CSI students
- Medical transportation services
- Rail lines running through the community and the industrial park

### **Goals and Policies:**

**Goal:** The City adopts, by reference, the City of Heyburn Transportation Plan as the transportation segment of the Comprehensive Plan to provide a guideline for growth and development over the next ten years. In addition the following policies will also be adopted:

**Policy:** Look into solutions to emergency services blocked by railroads tracks in the community including a possible overpass.

**Policy:** Explore a landscape ordinance to beautify the transportation corridors.

**Policy:** Continue to maintain and provide signage for Heyburn and all its entrances to better direct tourists to their destinations.

**Policy:** Continue to develop pedestrian routes, trails and paths.

**Policy:** Continue the development of the greenbelt along the river.

Policy: Increase rail and industrial access to businesses in the community.

Policy: Look at the development of a frontage road along the interstate to encourage commercial and industrial development.

Policy: As use expands along the truck route address infrastructure and safety needs.

## **Recreation**

The City of Heyburn has five parks totaling 37.05 acres. The parks have picnic and playground facilities that are well maintained. The Riverside Park has a volleyball court, picnic areas and a hiking trail along the river. The trail and remaining undeveloped park will be improved with additional recreational projects in future phases. The Heyburn Sports Complex, adjacent to the City offices on 18<sup>th</sup> Street, has baseball diamonds and an in-line hockey rink with bleachers. The ball diamonds are used by Little League teams during the baseball season (spring and summer). The in-line hockey rink is utilized April through May and September through October.

The Mini-Cassia In-line Hockey Association was organized in 1994. Heyburn permitted the Association to construct a rink where all games are played. Almost 200 children are involved in with the Hockey Association games. The Association is growing annually as Heyburn boasts the only local area rink.

There has been an ongoing effort to expand recreational opportunities at the present sports complex into a regional Sports Complex. Youth groups have shown an interest in developing a skateboard park and property is available for construction. Improvements could be made to make the park a destination recreation complex. New restroom and concession stands should be constructed to provide those necessary facilities to a well used sports park. With the continued success of the sports park parking will become a problem so consideration should be given to the design of an appropriate parking facility to help alleviated parking issues.

The Tri-City Recreation District provides programs throughout the area. These programs include several leagues, including volleyball, soccer and flag football and many diverse offerings.

Heyburn's location along the Snake River increases the City's recreation potential. Activities like the Spud Man and Viking Man triathlon competitions, the Skandidag Festival (triathlon), and the Regatta brings people to the area and the community. The Riverside Park has been partially landscaped and developed. There is still much more that can be accomplished to make this a premier park in the area. The park, which is adjacent to the Snake River, has tremendous potential by continuing the development of the green belt bike and walking path. This would benefit tourist commerce as well as improve the quality of life for Heyburn's residents. This is currently the location of the recreational vehicle park and a twelve acre arboretum maintained by the City Parks Department.

Heyburn's location makes it ideal as a recreational vehicle stop. Interstate 84 is the major tourist route to the many Northwest attractions. The development of the 29 unit RV park near the Snake River accommodates the interstate traveler. There are few easily accessible RV facilities from Salt Lake City to Boise. Tourists presently enjoy snow skiing at Pomerelle, jet skiing, wind surfing and the regatta along the Snake River and rock climbing at the City of Rocks. All of which are potential visitors to the City's new RV Park.

### Proposed Bicycle Path and Pedestrian Walkway

The Rupert Rotary Club, City of Rupert, City of Heyburn and Minidoka County are supporting a proposed trailway concept which would expand recreational opportunities between Rupert and Heyburn. The nine mile bicycle path and pedestrian walkway concept was formulated in 1991 and is still considered a viable plan when funds become available for implementation.

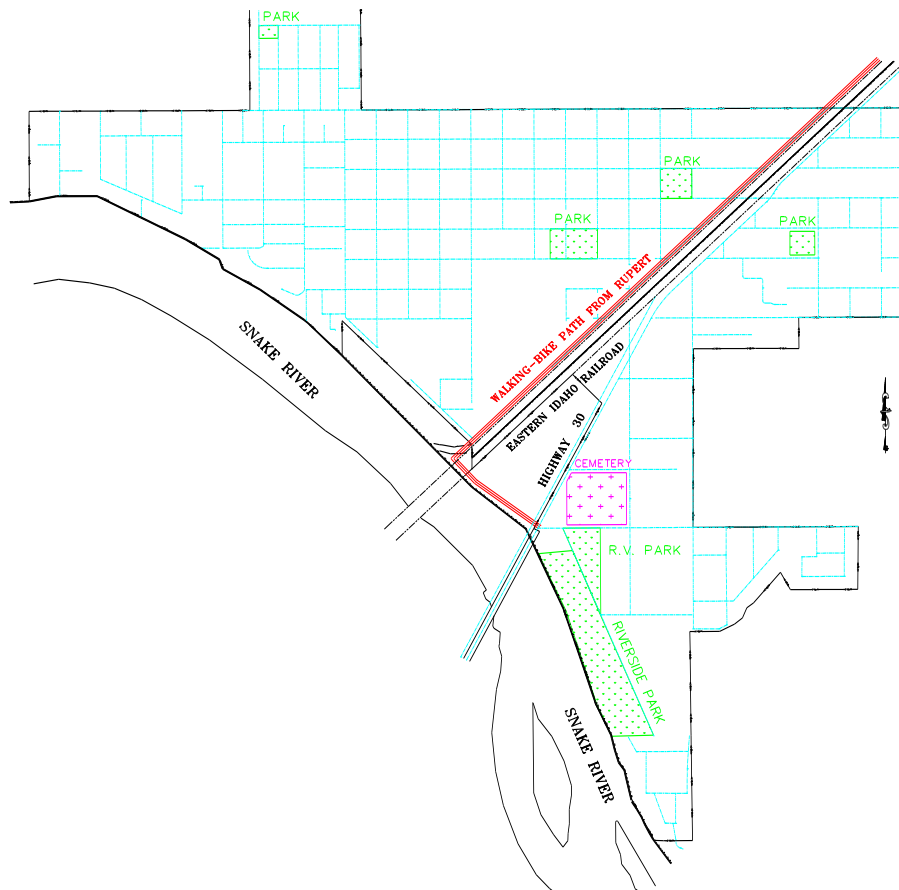


Figure 4  
Parks and Recreation Proposed Walking Path

### Other Recreational Opportunities in the Area:

- Skiing
- Fishing
- Snowboarding
- Windsailing
- Boating/water-skiing

## Goals and Policies:

Goal: To enhance the quality of life and to provide new sources of tourist commerce, Heyburn must continue to improve the recreational properties they presently have.

Policy: To continue the development of the Sports Complex to be used by the Mini-Cassia area because of its central location in the valley. Heyburn should improve the rinks bleachers, concessions and add a restroom near the rink. Landscaping similar to the ball diamonds should be planted.

Policy: To continue the development of the Riverside Park with an array of recreational opportunities including a boat dock that would allow accessibility to the Snake River from the north bank.

Policy: Develop a plan to increase riverfront access within City limits including boat docks and ramps.

Policy: The development of a system of walking and bike paths through the City would improve the quality of life for Heyburn residents and should be planned. The walkway/pathway plan should be tied into new subdivision applications, making extension of these paths a requirement and to the Transportation Plan for the area. Any plan should take the school district and school locations into account.

Policy: The City should continue to provide and maintain interstate directional signage to direct tourist to use Heyburn RV and Park facilities

Policy: The City should continue to improve the internet site ([www.heyburnidaho.org](http://www.heyburnidaho.org)) that publicizes City resources and has the potential to add a growing population of new visitors to our area.

Policy: The City should capitalize on such events as the annual triathlons to take advantage of new tourists in the community.

## Special Sites

### Connor Pond

With the annexation of Exit 208 the “Connor Pond” was incorporated within the City limits. Connor Pond is the unofficial name for the water located across from Connor’s Café at Exit 208. Connor Pond, previously owned by the State, was given to the County to develop and oversee. The County sold the property to a private owner but did establish a set of stipulations outlining their wishes for the site’s development. The Idaho Department of Fish and Game has a recreation easement around the pond, and also would impose significant requirements for the future viability of the pond’s recreational and resource potential.

The area is significant to the City’s future development. City sewer and water services are nearby making the site feasible for development. The site is highly visible along the lucrative Interstate 84 corridor. The site’s development will greatly impact the City’s future commerce and/or recreational opportunities.

Old Heyburn Elementary School – A new elementary school is being built and the school district has talked about giving the old building and site to the City. The school has both historical and sentimental interest to many in the community. It currently houses the valuable art collection owned by the District that has been donated by many graduating classes over the years.

Other historic sites, including the old Simplot site, the train depot, the brick plant and sawmill do not have any remaining buildings or markers but are known to local citizens.

### Goals and Policies:

Goal: To preserve and develop sites of special interest that could enhance community design and tourism.

Policy: To preserve historic knowledge of sites that played a part in Heyburn’s history.

Policy: To work with private interests to develop the Connor Pond site to assist in increasing employment opportunities and tax base.

Policy: To continue to support the Chamber of Commerce and Economic Development Council located within the Heyburn City limits.

## Housing

Heyburn saw a tremendous housing boom between 1970 and 1979. According to Census Bureau data 49% of all houses were built during this period. Between 1980 and 1990 new house construction inventory accounted for 7.3% of the total. The decade of the nineties resulted in 17.4% of total housing units to be built.

\*Source: Idaho Community Profiles, Heyburn, Department of Commerce.

In 2007 there were 1,423 single family dwellings (including manufactured homes and mobile homes) and 510 other types of housing dwellings (multi-family). Some of these multi-family units and housing complexes are designated to serve low income families.

The *Idaho Community Profiles, Heyburn* lists housing information compiled from Census Bureau data:

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
Total Housing Units	458	857	904	1,953
Median Value of Owner-Occupied Housing	13,900	36,400	38,100	76,800
Median Rent	62	133	198	378
Median Age				1968

From the homes that were specified as owner-occupied in the 1990 Census mortgage status was obtained. There were 1,052 mortgaged owner-occupied homes. The average house size is 2.92 people per household.

While most structures in the city are serviced by sewer and water, approximately 60 structures are not hooked to city water. Those units are served by individual wells. A monthly meter fee is collected on all residences. According to the Census a small number of homes have septic systems and are not on the city sewer system.

Heyburn has experienced a transition in housing from older farm type dwellings in the 1980's to modern manufactured homes in the 1990's to primarily stick-built homes in the past several years. The rural town is developing into a city causing growing pains relating from its past agrarian economy. Farm animal populations are being regulated as pastures change to subdivisions. The transition is important in keeping with the modernization of Heyburn.

### Goals and Policies:

Goal: To provide for the diverse housing needs of Heyburn's current and future residents.

Policy: Heyburn's housing inventory includes mostly single family structures with few multi-family units. There is a need for affordable housing which multi-family units usually offer.

Policy: To provide for more high density zoned property in the city.

Policy: To encourage all homes to be connected to city water and sewer services.

Policy: Some houses are in very poor condition and may not meet health and fire code standards. Those units should be upgraded to meet minimum standards especially if they are rental properties or be demolished. A set of minimum landlord requirements should be developed.

Policy: To facilitate the development of future senior housing and assisted living needs to prepare for growing senior population.

Policy: Look at rental unit availability to serve non-home owners.

Policy: Encourage and support beautification through landscaping in residential areas.

Policy: Encourage infill policies as appropriate.

Policy: Explore the use of Local Improvement Districts and urban renewal to assist older sections in town to upgrade infrastructure.

## **Community Design**

In the 1990's the City organized a volunteer Beautification Committee which made tremendous strides over the past five years landscaping every corner at main intersections throughout the City. Heyburn will continue these efforts for the beautification of their community. Some of the suggestions to accomplish beautification include:

1. Gateways: Make it clear where the gateways are; make gateways places of community pride; create downtown landscaped entry signs.
2. Signage: Continue to improve directional signage; make it easier for people to find their way.
3. Lighting: Improve street lighting and lighting at public places; maximize personal safety. Look at a Night Sky ordinance to protect the night sky from light pollution.
4. Continue to connect the Snake River more clearly to the community; celebrate its presence with good design.
5. Extend the greenbelt along the Snake River.
6. Establish the pedestrian and biking corridor connecting the river to neighborhoods, the City Center and 21<sup>st</sup> Street.
7. Support walking as a fun and safe activity through a walkway development plan.
8. Weeds are everywhere and need to be addressed through regular community cleanup day projects. Continue to provide enforcement and follow-through.

Other recommendations from the public have been to improve the appearance of the City by constructing curb, gutter and sidewalk in phases. This would not only help with appearance but also with stormwater runoff.

### **Goals and Policies:**

Goal: To implement standards for construction and to lay groundwork for a community design concepts.

Policy: A sidewalk master plan showing areas of greatest need with a development plan for areas where sidewalks will be required. The master plan should define criteria for need and develop accordingly.

Policy: Develop typical street lighting requirements along with a night sky ordinance to protect from light pollution.

Policy: Continue the beautification of City entrances with common landscaping themes.

Policy: Encourage the beautification of city commercial and industrial properties.

Policy: Find private funding mechanisms to promote a beautiful and clean community.

Policy: Promote building and property maintenance.

## **Implementation**

Because the comprehensive plan anticipates five to ten years into the future, time is allowed for implementing land use patterns, transportation networks, and facility plans. Implementation of the goals and policies, as stated within the document make managed growth policies a reality.

General Policy Statement: Execute this Comprehensive Plan as a vital working document as it guides future growth of the City of Heyburn.

Prioritization of the tasks does not mean that some are more important than others, simply the urgency of the task might have or the length of time needed to implement it. Therefore a high priority should be in developmental stages immediately, while medium priority means that there is more study required and it may take longer to implement. Low priority indicates tasks that may be completed over a longer period of time. Some tasks were identified in numerous elements of the Plan but for purposes of ranking have only been listed in the element most related.

<b>Task</b>	<b>Priority</b>
<i>Private Property Rights</i>	
All new construction and development projects will follow the construction standards of the City as most recently published.	
The public will have involvement through public hearings for regulations that may affect their property.	
Private property will not be taken without just compensation.	
Continue to use the Attorney General's checklist for all development applications and assure that the checklist will be part of the public record.	
<i>Population</i>	
To continue to encourage increased participation by Hispanic representatives in City decision making and activities.	
<i>Education</i>	
To coordinate recreational activities, facilities, and needs with the school district and the building sites.	
To continue to share development applications with the district to get their input and try to address needs that development might create for future growth and change (more classrooms, transportation issues, etc.)	
To continue the relationship through the police department with a positive law enforcement presence in the school.	
To coordinate with district on needs of current and future businesses in providing education and training needed to serve those businesses.	
<i>Economic Development</i>	
Work with the Economic Development groups to develop and create professional level jobs that could benefit college bound students who wish to make the Mini-Cassia area home.	

The City will continue to improve access to the City to create tremendous opportunities to develop commercial property south and adjacent to the interstate with an alternate route.	
The City needs to work hand in hand with the local economic development agencies attract businesses not just to Heyburn but to the region. Heyburn needs to look into tax increment financing or urban renewal as a possible way to attract businesses.	
The City needs to work with the City of Burley to continue to develop the industrial park in Heyburn. All alternatives should be explored including mixed uses and recreational opportunities.	
The City needs to work with the surrounding region to insure that the future location of an airport is a place it can grow and prosper with city services and enhance economic development efforts.	
Continuing to provide quality utility services at affordable rates will keep and attract new business.	
An effort to encourage business owners to update older retail and industrial business establishments and signage is encouraged	
Landscaping at the interstate exits is desired. Heyburn could work with the university research centers to determine if landscaping using natural, low maintenance plants is a possibility.	
Businesses interested in locating in Heyburn should have an understanding of the City's and their development responsibilities. Land Use Planning, Utility Service Agreements and Developer's Agreements should be used to guide an equitable balance between developer and City.	
Continue to educate businesses and citizens that money earned in Heyburn could be spent in Heyburn keeping the economy strong while providing a greater tax base.	
Highway commercial development should be encouraged in clear, well thought out locations for access and utility development and proper zoning.	
Explore urban renewal as a growth tool as long as there is a sunset clause and applied to a limited area. Use these funds to develop on and off site improvements.	
Recognize the railroad as an industry and its role in attracting industry to the community.	
<i>Land Use</i>	
Discourage residential growth along the interstate, encourage these areas to be developed as commercial or industrial.	
Develop industrial park standards that are friendly to the residential nature of the community (avoid odors, vibrations, noise that goes beyond the park's boundaries).	
Protect irrigation rights where they are currently available.	
Continue to insure land uses are compatible. Manufacturing and tourism is not always a good mix and should have suitable buffers between activities.	

Work on setting guidelines for design review to protect the public from nuisances and aid in overall community design.	
Annexation of land to straighten city boundaries to avoid confusion for emergency and service personnel should be considered.	
The City is encouraged to study ways to reduce costs for residential development making it more attractive to live in town. High density residential development should be encouraged to locate in the community where public water and sewer treatment and adequate fire protection is available.	
The City is encouraged to work with the County so that impact areas should be zoned according to their highest potential use. Consideration upon review of development applications should be made to protect the public from industrial or commercial nuisances and to aid in overall community design for parcels on major thoroughfares.	
<i>Natural Resources</i>	
Encourage the development of opportunities offered by Emerald Lake and Conner Pond, through both the public and private sectors.	
Preserve our natural wildlife, their habitat and corridors.	
<i>Hazardous Areas</i>	
Encourage governmental entities operating in the city and county to provide appropriate educational measures of potential hazards to users.	
Maintain the continued identification and rehabilitation of property in need of clean up.	
Identify abandoned property and vacant buildings around town, work to mitigate any hazardous situations.	
Encourage code enforcement of land use laws (other than law enforcement), stringent prosecution of violations by the City Attorney and follow-through on mitigation of such hazards.	
<i>Public Services and Facilities</i>	
Continue to identifying growth areas projecting sewer capacity requirements for each.	
Follow the targeted sewer expansion objectives.	
Continue to map the existing water and sewer systems to show locations of manhole and lift stations, rim and invert elevations, pipe type, quality and size for ease of maintenance and to reduce costs of new extensions and/or replacements.	
Continue to add to the citywide Geographic Information System (GIS) to locate, identify and record utility infrastructure to better manage maintenance records, part replacement and identification.	
Continue to identify growth areas projecting water capacity requirements for each.	
Continue to target water expansion objectives.	

Continue to map the existing system to show pipe size, location and type, service connection, location and water meter type, fire hydrant location, flow and pressure records.	
Meter all water delivered from the system to account for water sales and to determine the systems overall integrity.	
Work to develop a new well lift station across the interstate	
Look at impact fees on the philosophy that growth should pay for itself	
Encourage the efforts to rebuild 21st Street as a major commercial corridor	
Increase number of police officers and personnel to correspond with growth	
Increase police training opportunities	
Monitor and address issues that may arise as the industrial park grows and expands needs for law enforcement and fire protection services, including how these services will be paid for	
Increase law enforcement manpower and capability of special regional task forces	
Recruitment and retention programs for fire volunteers (incentives)	
Finish fire training grounds	
Encourage infill development to help response to emergencies	
<i>Transportation</i>	
Look into solutions to emergency services blocked by railroads tracks in the community including a possible overpass	
Explore a landscape ordinance	
Continue to maintain and provide signage for Heyburn and all its entrances to better direct tourists.	
Increase rail and industrial access to community and businesses.	
Look at the development of a frontage road along the interstate to encourage commercial and industrial development.	
As use expands along the truck route address infrastructure and safety needs.	
<i>Recreation</i>	
To continue the development of the Sports Complex to be used by the Mini-Cassia area because of its central location in the valley. Heyburn should improve the rinks bleachers, concessions and add a restroom near the rink. Landscaping similar to the ball diamonds should be planted.	
To continue the development of the Riverside Park with an array of recreational opportunities.	
Develop a plan to increase riverfront access within City limits including boat docks and ramps.	
The development of a system of walking and bike paths through the City would improve the quality of life for Heyburn residents and should be planned. Tie the walkway/pathway plan into new subdivision applications, making extension of these paths a requirement. Tie the walkways plan into the Transportation Plan for the area. Make sure such a plan takes school district and school locations into account.	

The City should continue to utilize interstate directional signage to direct tourist to use Heyburn RV and Park facilities	
The City should continue to improve the internet site that publicizes the resources and add a growing population of new visitors to our area. (www.heyburnidaho.org)	
Capitalize on such events as the annual triathlons to take advantage of new tourists in the community.	
<i>Special Sites</i>	
To preserve historic knowledge of sites that played a part in Heyburn's history.	
To work with private interests to develop the Connor Pond site to assist in increasing employment opportunities and tax base.	
To continue to support the Chamber of Commerce and Economic Development Council located within the Heyburn City limits.	
<i>Housing</i>	
Heyburn's housing inventory includes mostly single family structures with few multi-family units. There is a need for affordable housing which multi-family units usually offer.	
To provide for more high density zoned property in the city.	
To encourage all homes to be connected to city water and sewer services.	
Some houses are in very poor condition and may not meet health and fire code standards. Those units should be upgraded to meet minimum standards especially if they are rental properties or be demolished. A set of minimum landlord requirements should be developed.	
Facilitate the development of future senior housing and assisted living needs to prepare for growing senior population.	
Look at rental unit availability to serve non-home owners.	
<i>Community Design</i>	
Encourage and support beautification through landscaping in residential areas.	
Encourage infill policies as appropriate.	
Explore the use of Local Improvement Districts and urban renewal to assist older sections in town to upgrade infrastructure.	
Continue the beautification of City entrances with common landscaping themes.	
Encourage the beautification of city commercial and industrial properties	
Find private funding mechanisms to promote a beautiful and clean community	
Develop typical street lighting requirements along with a night sky ordinance to protect from light pollution.	
Promote building and property maintenance	